



Greater Toronto Area
Downtown West

New Homes High Rise Submarket Report
Data as of August 2019



Downtown West Submarket Report - August 2019



Downtown West		GTA
Active Projects	28	345
Total Units	9,864	87,891
Total Sales	8,750	75,812
Rem. Inv.	1,114	12,079
Avg. \$/SF	\$1,377	\$991
Avg. SF	862	916
Avg. \$	\$1,186,883	\$907,368
Current Month Sales (incl. active & sold out)	116	961

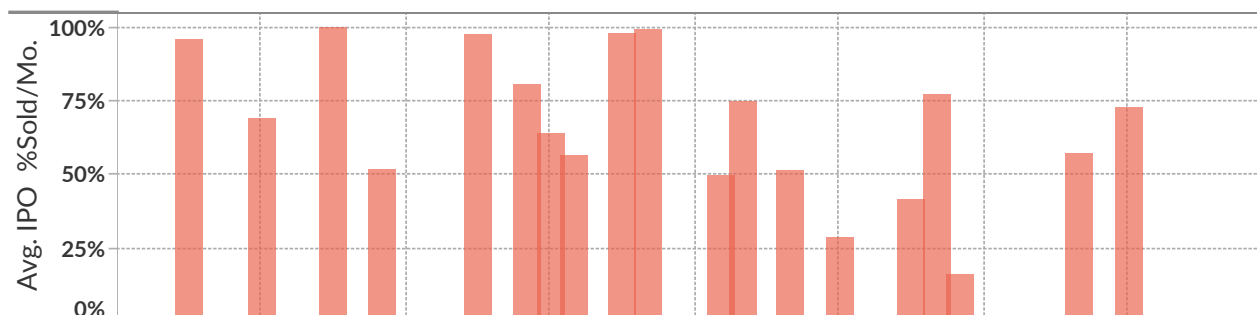
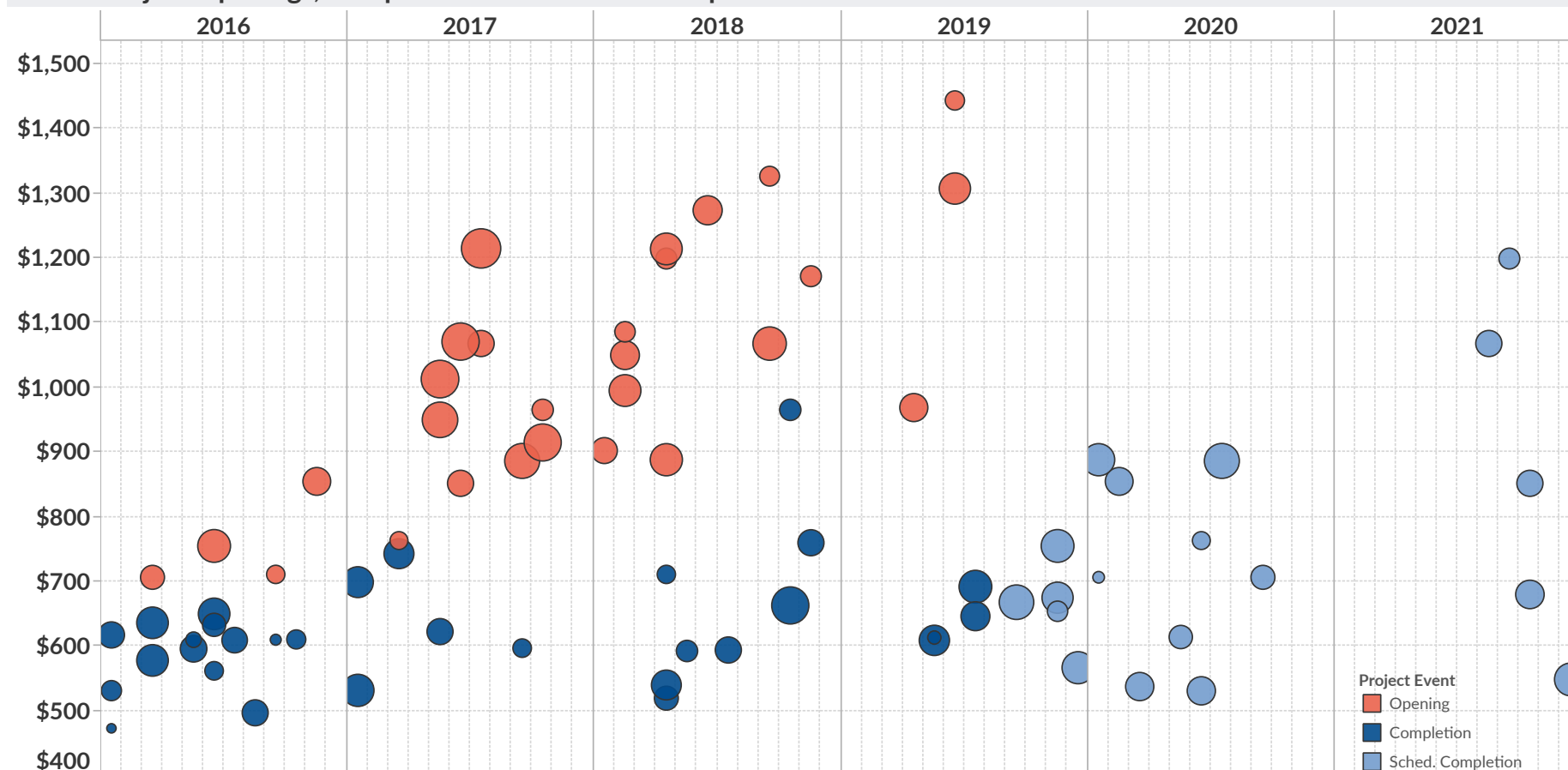
Development Applications		
Downtown West		City of Toronto
Number of Dev. Apps.	37	339
Total Units	15,417	179,893
Min. Floor Space Index	1.0	0.0
Max. Floor Space Index	34.1	34.1
Avg. Floor Space Index	10.9	5.9

Submarket - Months of Inventory (calculated using current rem. inv. and last 12 month sales)

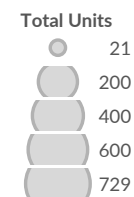


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Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Month indicates the average % of units sold per project during the first 2 months after launch. Projects opening within the last 10 days of the current month will not have firm sales until the following month.



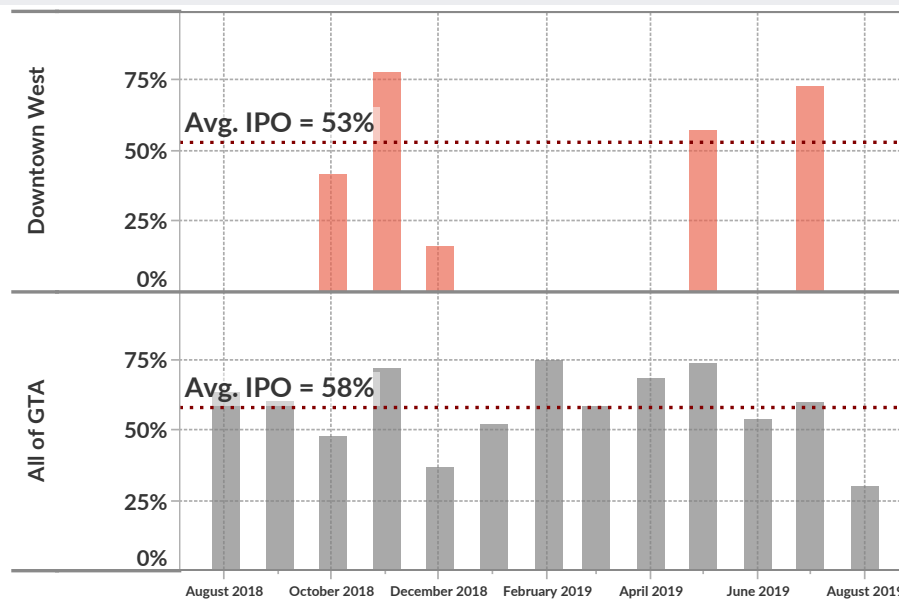
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Project Data by Unit Type

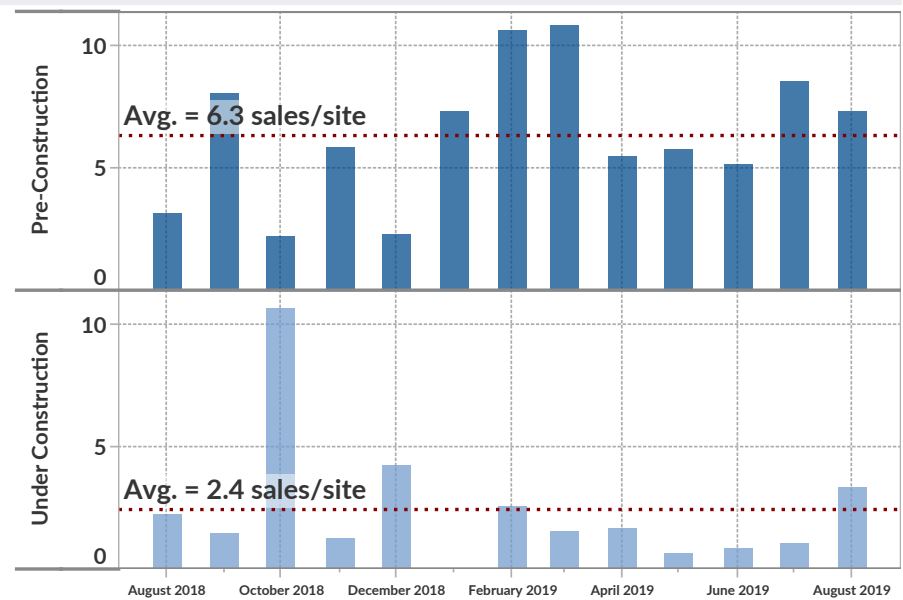
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	551	1	511	40
1 Bedroom	3,054	39	2,822	232
1 Bedroom + Den	2,566	24	2,417	149
2 Bedroom	2,241	28	1,928	313
2 Bedroom + Den	364	16	294	70
3 Bedroom & Up	974	7	683	291
Penthouse	68	0	56	12
Other	46	0	39	7

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,238	345	519	\$464,490	\$846,990
\$1,398	415	869	\$458,900	\$1,162,990
\$1,265	520	805	\$614,900	\$1,058,990
\$1,399	600	1,799	\$650,990	\$2,700,000
\$1,400	763	2,489	\$800,000	\$3,625,000
\$1,378	830	2,622	\$834,990	\$4,175,000
\$1,709	1,038	3,259	\$1,400,000	\$5,500,000
\$870	1,107	2,053	\$1,099,900	\$1,485,000

IPO Launch Performance (first 2 months)

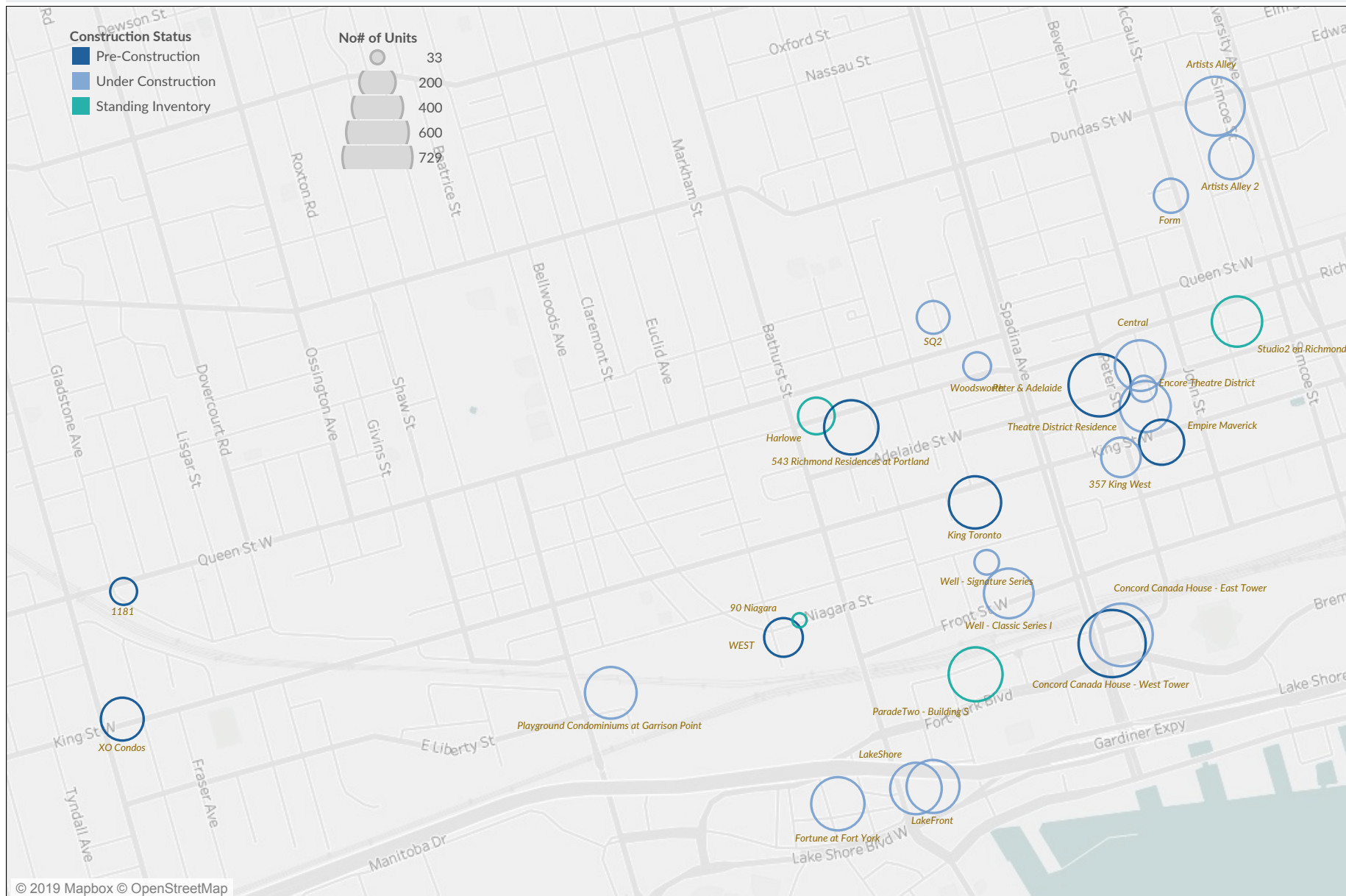


Post Launch Absorption: Downtown West



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Current Active Projects



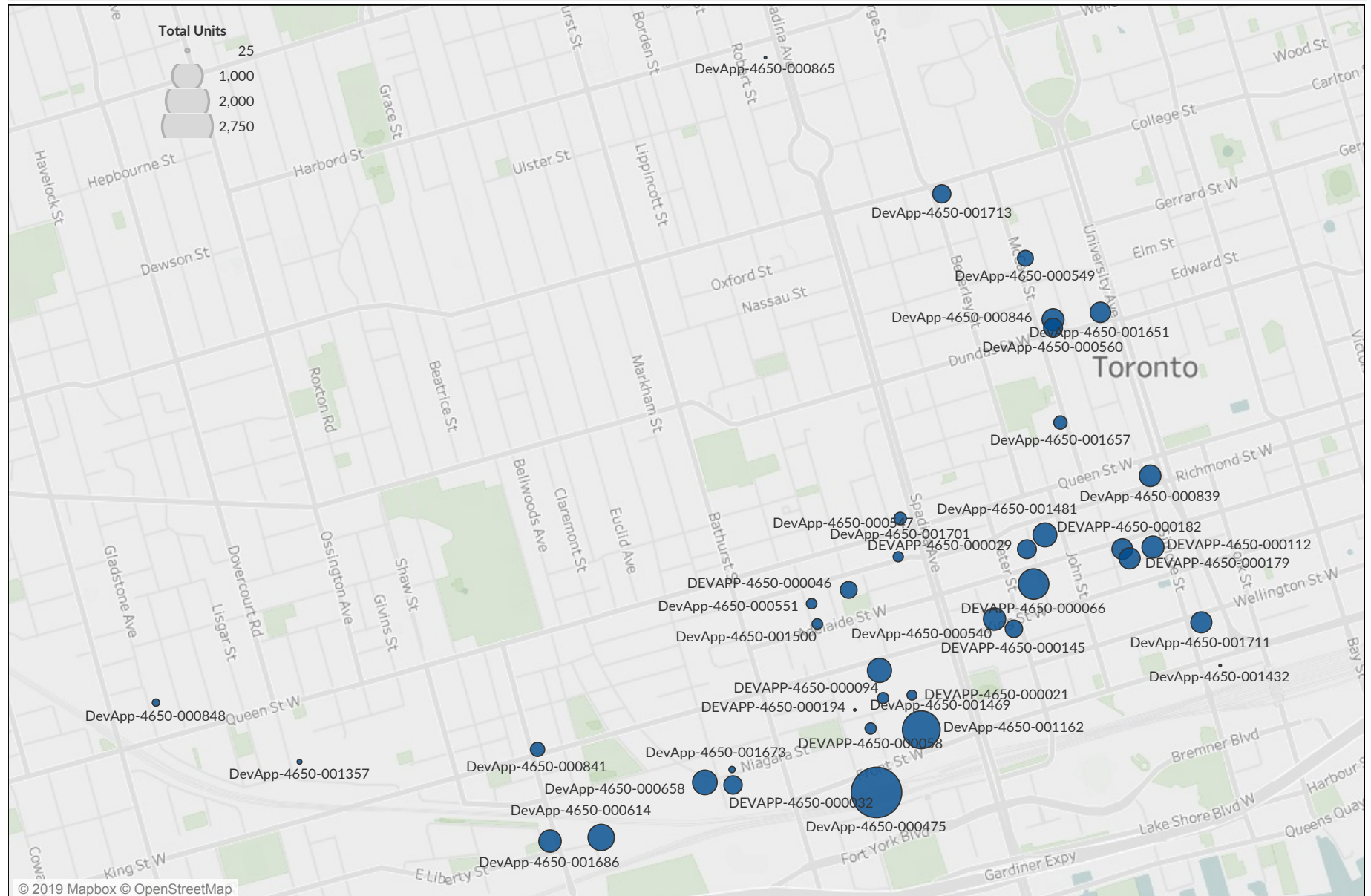
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Current Active Project List - Downtown West

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Avg. \$/ SF
90 Niagara - Fieldgate Homes	Apartment	May 2019	0	0	0	33	\$613	\$639
357 King West - Great Gulf	Apartment	October 2022	0	15	14	253	\$902	\$1,159
543 Richmond Residences at Portland - Pemberton Group	Apartment	May 2022	2	202	27	476	\$1,068	\$1,122
1181 - SKALE	Apartment	March 2022	1	11	35	117	\$1,086	\$1,099
Artists Alley 2 - Lanterra Developments	Apartment	October 2022	0	0	5	318	\$1,050	\$1,415
Artists Alley - Lanterra Developments	Apartment	March 2022	2	9	49	561	\$950	\$1,276
Central - Concord Adex	Apartment	May 2023	2	16	120	416	\$1,214	\$1,398
Concord Canada House - East Tower - Concord Adex	Apartment	June 2022	0	0	170	635	\$1,071	\$1,479
Concord Canada House - West Tower - Concord Adex	Apartment	June 2022	9	34	171	729	\$1,215	\$1,460
Empire Maverick - Empire	Apartment	March 2022	19	90	48	328	\$1,274	\$1,464
Encore Theatre District - Plaza	Apartment	January 2022	1	10	45	109	\$1,327	\$1,444
Form - Tridel	Apartment	January 2020	0	0	1	189	\$706	\$838
Fortune at Fort York - Onni Group of Companies	Apartment	December 2021	1	22	31	459	\$549	\$1,031
Harlowe - Lamb Development Corp.	Apartment	July 2018	4	9	11	218	\$594	\$1,143
King Toronto - Westbank Projects Corp.	Apartment	June 2023	19	140	71	441	\$0	\$1,738
LakeFront - Concord Adex	Apartment	July 2020	5	18	45	454	\$755	\$1,385
LakeShore - Concord Adex	Apartment	May 2020	0	1	19	429	\$567	\$1,333
ParadeTwo - Building S - Concord Adex	Apartment	October 2012	0	0	0	471	\$553	\$796
Peter & Adelaide - Graywood Developments	Apartment	January 2022	0	0	0	628	\$915	\$890
Playground Condominiums at Garrison Point - Fernbrook Hom..	Apartment	January 2020	0	37	1	432	\$888	\$934
SQ2 - Tridel	Apartment	October 2019	0	0	2	174	\$614	\$711
Studio2 on Richmond - Aspen Ridge Homes	Apartment	March 2016	0	0	1	410	\$636	\$1,491
Theatre District Residence - Plaza	Apartment	November 2022	5	12	3	422	\$995	\$1,293
Well - Classic Series I - Tridel	Apartment	September 2022	3	365	35	400	\$1,308	\$1,425
Well - Signature Series - Tridel	Apartment	July 2022	34	34	64	98	\$1,444	\$1,472
WEST - Aspen Ridge Homes	Apartment	October 2021	0	7	0	242	\$852	\$1,019
Woodsworth - Lamb Development Corp.	Apartment	September 2021	0	9	49	125	\$1,199	\$1,203
XO Condos - Lifetime Developments	Apartment	June 2022	8	200	97	297	\$969	\$982

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Current Development Applications



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Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000021	422 - 424 Wellington Street West	6.7	104
DEVAPP-4650-000029	40 - 58 Widmer Street	19.5	380
DEVAPP-4650-000032	89 - 109 Niagara Street	4.4	359
DEVAPP-4650-000046	497 - 511 Richmond Street West	6.1	299
DEVAPP-4650-000058	485 - 489 Wellington Street West	7.8	136
DEVAPP-4650-000066	8 - 30 Widmer Street	19.8	996
DEVAPP-4650-000094	485 - 539 King Street West	5.8	624
DEVAPP-4650-000112	100 - 130 Simcoe Street; 203 - 211 Adelaide Street West; 99 Pearl Street	18.3	524
DEVAPP-4650-000145	357 - 363 King Street West	32.2	324
DEVAPP-4650-000179	150 - 158 Pearl Street; 15 Duncan Street	20.2	480
DEVAPP-4650-000182	19 Duncan Street	19.5	461
DEVAPP-4650-000194	504 Wellington Street West	7.9	
DevApp-4650-000475	433 Front Street West	4.3	2,750
DevApp-4650-000540	400 - 420 King Street West	16.5	530
DevApp-4650-000547	444 - 450 Richmond Street West	14.0	111
DevApp-4650-000549	193 - 197 McCaul Street	14.6	266
DevApp-4650-000551	135 - 143 Portland Street	12.1	117
DevApp-4650-000560	292 Dundas Street West; 129 - 131 McCaul Street; 170 St. Patrick Street	16.5	382
DevApp-4650-000614	30 Ordnance Street		746
DevApp-4650-000658	2 Tecumseth Street	7.6	651
DevApp-4650-000839	250 University Avenue	28.7	495
DevApp-4650-000841	950 King Street West	13.4	217
DevApp-4650-000846	250 Dundas Street West	24.0	517
DevApp-4650-000848	31 Gladstone Avenue	4.8	58
DevApp-4650-000865	630 Spadina Avenue	5.9	
DevApp-4650-001162	440 Front Street West	9.3	1,537
DevApp-4650-001357	45 Dovercourt Road	4.2	25
DevApp-4650-001432	171 Front Street West	15.1	
DevApp-4650-001469	462 Wellington Street West	9.6	131
DevApp-4650-001481	126 John Street	10.2	613
DevApp-4650-001500	502 Adelaide Street West	10.5	118
DevApp-4650-001651	480 University Avenue	18.2	447
DevApp-4650-001657	60 McCaul Street	6.9	189
DevApp-4650-001673	90 Niagara Street	2.6	42
DevApp-4650-001686	51 East Liberty Street/19 Western Battery Road	19.0	538
DevApp-4650-001701	170 Spadina Ave	7.1	164
DevApp-4650-001711	145 Wellington Street West	34.1	476
DevApp-4650-001713	203 College Street	15.3	356

Please note data may include existing residential units, rental replacement units or commercial space; and some data may not be publicly available at this time.

Downtown West Submarket Report - July 2019

Monthly Sales		Current GTA Active Projects							Dev. Apps.
Sub Market	Current Month Sales	Active Projects	Total Units	Total Sales	Rem. Inv.	Avg. \$/SF	Avg. SF	Avg. \$	Total Units
Bloor - Yorkville	• 10	• 15	• 4,989	• 4,759	• 230	• \$2,228	• 1,726	• \$3,846,448	• 6,419
Central Waterfront	• 19	• 13	• 5,943	• 5,445	• 498	• \$1,403	• 1,068	• \$1,498,387	• 18,503
Don Mills - York Mills	• 34	• 11	• 3,149	• 2,691	• 458	• \$937	• 1,047	• \$981,060	• 6,357
Downtown Core	• 27	• 9	• 4,638	• 3,968	• 670	• \$1,476	• 661	• \$975,972	• 12,541
Downtown East	• 61	• 17	• 5,395	• 4,938	• 457	• \$1,012	• 842	• \$852,502	• 16,345
Downtown West	• 116	• 28	• 9,864	• 8,750	• 1,114	• \$1,377	• 862	• \$1,186,883	• 16,163
Etobicoke Waterfront	• 3	• 4	• 1,985	• 1,893	• 92	• \$1,110	• 817	• \$907,259	• 2,841
Highway7 - Yonge	• 8	• 6	• 1,467	• 1,120	• 347	• \$653	• 919	• \$600,406	•
Mississauga City Centre	• 64	• 11	• 6,105	• 5,562	• 543	• \$814	• 852	• \$694,210	•
North Toronto	• 91	• 10	• 3,036	• 2,507	• 529	• \$1,158	• 749	• \$867,213	• 9,287
North Yonge Corridor	• 31	• 6	• 1,953	• 1,791	• 162	• \$1,012	• 816	• \$826,042	• 3,872
North York East	• 2	• 2	• 527	• 501	• 26	• \$941	• 1,021	• \$960,092	• 2,080
North York West	• 37	• 10	• 2,191	• 1,829	• 362	• \$830	• 1,075	• \$891,870	• 9,698
Not Applicable	• 382	• 153	• 27,207	• 22,258	• 4,949	• \$732	• 932	• \$681,769	• 59,789
Scarborough City Centre									• 2,245
Sheppard Corridor	• 9	• 14	• 4,020	• 3,252	• 768	• \$1,033	• 814	• \$841,074	• 5,334
Thornhill	• 4	• 1	• 389	• 386	• 3	• \$780	• 958	• \$747,567	•
Toronto East	• 13	• 15	• 1,740	• 1,590	• 150	• \$1,018	• 998	• \$1,016,139	• 2,287
Toronto West	• 46	• 13	• 2,298	• 1,607	• 691	• \$1,035	• 903	• \$933,772	• 10,753
Yonge - St. Clair	• 4	• 7	• 995	• 965	• 30	• \$1,386	• 1,612	• \$2,234,330	• 1,840

The Development Applications data pertains only to the City of Toronto

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